

CITY OF FORT LAUDERDALE
UNSAFE STRUCTURES BOARD
THURSDAY, JANUARY 21, 2016 AT 3:00 P.M.
CITY COMMISSION CHAMBERS
CITY HALL

Cumulative
Attendance
10/15 through
9/16

Board Members

	Attendance	Present	Absent
Thornie Jarrett, Chair	P	3	0
John Phillips, Vice Chair	P	2	1
John Barranco	A	2	1
Joe Crognale	P	2	1
Pat Hale	A	2	1
Don Larson	P	3	0
Ian Seitel	P	2	1
Michael Weymouth	P	3	0
Steve Williams	P	1	0

City Staff

Porshia Goldwire, Clerk, Unsafe Structures Board
Jose Abin, Building Inspector
George Oliva, Chief Building Inspector
Deanna Bojman, Clerk III
Rhonda Hasan, Assistant Attorney
Jamie Opperee, ProtoType Inc. Recording Clerk

Communication to the City Commission

None

Witnesses and Respondents

CE15081232: Steven Garrett, owner
CE15121824: Voldemar Harvig, owner
CE15110508: Chelsea Bishop, owner

<u>Index</u>		
<u>Case Number</u>	<u>Respondent</u>	<u>Page</u>
1. CE15081232	BROWN HART LLC	<u>2</u>
	740 NW 20 AV	
Disposition:	The Board found the violations existed as cited and ordered the owner to demolish the building within 10 days or the City will. Board approved 6-0.	
2. CE15110508	BISHOP, DIANE M L & BISHOP, CHELSEA K	<u>35</u>
	2406 GULFSTREAM LN	
Disposition:	The Board found the violations existed as cited and ordered the owner to demolish the building within 60 days or the City will. Board approved 6-0.	
3. CE15121824	HARVIG PROPERTIES LLC	<u>45</u>
	834 NW 15 AVE	
Disposition:	The Board found the violations existed as cited and ordered the owner to demolish the building within 30 days or the City will. Board approved 6-0.	
	Communication to the City Commission	<u>49</u>
	Board Discussion	<u>50</u>
	For the Good of the City	<u>50</u>

The regular meeting of the Unsafe Structures Board convened at 3:00 p.m. in the 1st Floor Commission Chambers, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.

Approval of meeting minutes

Motion made by Mr. Larson, seconded by Mr. Phillips, to approve the minutes of the Board's November 2015 meeting. In a voice vote, motion passed unanimously.

1 CHAIR JARRETT: Before we call our first case, in
2 accordance with our new little rules, we'll ask at the
3 beginning if anybody had any conversation or contact with any
4 of the people in the hearing today. No?

5 MR. LARSON: I didn't talk to anybody.

6 MR. CROGNALE: Negative.

7 MR. PHILLIPS: No.

8 CHAIR JARRETT: Very good. All right.

9 MS. GOLDWIRE: Okay. And so that the Board is
10 aware, just for the record, Ms. Hale probably will not be
11 present at today's hearings and also Mr. Williams, our newest
12 Board member, he'll be a little bit late getting to our
13 meetings.

14

15 All individuals giving testimony before the Board
16 were sworn in.

17

18 Cases

19 1. Case: CE15081232

INDEX

20 BROWN HART LLC

21 740 NW 20 AV

22 MS. GOLDWIRE: Okay, the first case, Inspector Jose
23 Abin. The first case is on page one, it's a return hearing,
24 old business for case CE15081232, the property address is 740
25 Northwest 20 Ave.; the owner is Brown Hart Properties LLC.

1 This property was posted on December 8, 2015 and advertised in
2 the Daily Business Review on 12/31/15 and 1/08/16. Also other
3 interested parties were notified via certified mail as
4 annotated on the agenda.

5 CHAIR JARRETT: Okay, and we'll first hear from the
6 Inspector. Thank you.

7 INSPECTOR ABIN: Good afternoon.

8 CHAIR JARRETT: And good afternoon Inspector.

9 INSPECTOR ABIN: Okay. Building Inspector Jose Abin
10 for the City of Fort Lauderdale updating case CE15081232.
11 Property address is 740 Northwest 20 Avenue. This case was
12 opened on August 14, 2015. I would like to enter into the
13 record a disk with the most recent photos so the Board may see
14 the condition of the property and the progress, if any, that's
15 been made since this was first presented on September 17,
16 2015.

17 [Inspector Abin displayed photos of the property]

18 As noted in the case, as noted at the introduction
19 of the case, this case has been granted three extensions. At
20 the Board hearing the last time, an order was given to
21 demolish the secondary structure. That was entered at the
22 last hearing. As you can see from the photos provided that as
23 of January the 20, which was yesterday, this order has not
24 been complied with. That secondary structure is still
25 standing at the back of the building.

1 As for the main structure, the progress that there's
2 been, there was no progress until yesterday that the gentleman
3 showed up at the Building Department at 3:45 PM, fifteen
4 minutes prior to closing, to present plans, supposedly a
5 master plan. I haven't had a chance to look at it because it
6 was a last minute thing. And that's been the usual pattern
7 with this. You know, he waits until the last day to come in
8 and present something just to keep this going on.

9 So anyway, he presented what supposedly is a master
10 permit with sub permits. As far as the original permit that
11 he had, he had a roofing permit that was applied for on
12 10/14/2015. That permit was approved. This permit has not
13 been issued since the total amount of the permit fees of two
14 hundred and three dollars and seventy-two cents were not paid
15 and this permit has not been issued.

16 It has also been more than sixty days since that
17 permit was applied for so under Florida Building Code 2014
18 105-3.3.1.1, sixty days would qualify the permit to be voided
19 and made null.

20 There was a second permit that was applied for on
21 November 18, 2015 for structural repairs to the roof
22 structure. With this permit a deposit of a hundred and forty-
23 five dollars was made towards the total fee of three hundred
24 and two dollars and fifty-three cents. There's a hundred and
25 fifty-seven dollars and fifty-three cents remaining to be

1 paid. This permit failed plan review process since the plan
2 reviewer considered that the renovations needs to be done with
3 a master permit with the associated sub permits to address the
4 complete renovation of the structure including windows,
5 electricity, plumbing, mechanical, framing, drywall, etcetera.
6 This process, per the plan examiner cannot be piecemealed, as
7 the property owner was attempting to do.

8 So as of yesterday, as I said, 3:45 the gentleman
9 showed up, you know, with, applying for sub permits and
10 supposedly a master permit. He came in with plans and he
11 submitted that but that being the case I mean, the property is
12 going to pass the fifty percent threshold so that means that
13 it's going to need to come up to FEMA standards which is the,
14 you know, the flood level plus twelve inches above that to
15 comply with City ordinance. So it's, I mean, he's going to
16 address the Board and I don't know where it's got to go from
17 there but it's going to be a pretty difficult review process
18 to get this approved facing the circumstances.

19 CHAIR JARRETT: So basically, you're telling us that
20 with the fifty percent rule --

21 INSPECTOR ABIN: Um-hm.

22 CHAIR JARRETT: -- there is going to be an issue
23 about the floor level in the home --

24 INSPECTOR ABIN: Yes.

25 CHAIR JARRETT: -- from the very beginning.

1 INSPECTOR ABIN: From the very beginning.

2 CHAIR JARRETT: And that's probably going to hold up
3 any approval of a --

4 INSPECTOR ABIN: Well, it's probably going to fail.
5 The structure has to be brought up to FEMA standards.

6 CHAIR JARRETT: So, basically the house --

7 INSPECTOR ABIN: Plus twelve inches.

8 CHAIR JARRETT: -- the house would have to be
9 raised to the new height --

10 INSPECTOR ABIN: Right. To the new height.

11 CHAIR JARRETT: -- or it would have to be demoed and
12 a new house be built in its place.

13 INSPECTOR ABIN: The house, if you look at the
14 photos, the house is practically at street level. You know,
15 the elevation is just about level with the street. You know,
16 with the surrounding lot, maybe like four inches above that,
17 if that. So, I mean, we're spinning our wheels here for
18 nothing. He's, of course, he's going to address the Board and
19 you guys make the determination of what needs to be done.

20 MR. PHILLIPS: Is this in a flood zone?

21 INSPECTOR ABIN: That I do not know. Would you know
22 that, George? It's in a flood zone?

23 INSPECTOR OLIVA: [inaudible]

24 INSPECTOR ABIN: [inaudible] Okay, so.

25 MR. PHILLIPS: You have to comply with the height

1 requirements now?

2 INSPECTOR ABIN: Yes sir, once it goes over the
3 fifty percent threshold it has to be, the entire structure has
4 to be brought up to the 2014 Building Code.

5 MR. PHILLIPS: And it's in a flood zone right?

6 INSPECTOR ABIN: Yes.

7 MR. WEYMOUTH: It's a minimum elevation.

8 MR. PHILLIPS: You don't have an elevation, do you?

9 INSPECTOR ABIN: No I do not.

10 MR. PHILLIPS: Think just to, well anyway, I know
11 maybe the owner [inaudible].

12 INSPECTOR ABIN: But I mean, you know, it can go
13 through the plan review process and --

14 MR. PHILLIPS: They verify --

15 INSPECTOR ABIN: Yes, they're going to verify that
16 and --

17 INSPECTOR OLIVA: George Oliva, Chief Building
18 Inspector, it's the same elevation that the Building
19 Department has, and the Building Department is on the eight-oh
20 floor [inaudible] and they're only one block away to the west
21 from us.

22 MR. PHILLIPS: The Building Department building is
23 that elevated?

24 INSPECTOR OLIVA: Yes. And they have to make the
25 minimum seven from elevation.

1 MR. PHILLIPS: Seven feet?

2 INSPECTOR OLIVA: Yes.

3 CHAIR JARRETT: Okay. Can we hear from the
4 gentleman?

5 INSPECTOR ABIN: The gentleman's right here.

6 MR. CROGNALE: Question for the Inspector.

7 CHAIR JARRETT: Oh, I'm sorry Joe. Go ahead.

8 MR. CROGNALE: Question for the inspector. Good
9 afternoon Jose.

10 INSPECTOR ABIN: Good afternoon sir.

11 MR. CROGNALE: Is anything significant since the
12 first hearing of 9/17/15. Physical, physical --

13 INSPECTOR ABIN: There's been no physical
14 alterations --

15 MR. CROGNALE: Nothing has been physical since that
16 original hearing other than the gaming of the Unsafe Structure
17 Board.

18 INSPECTOR ABIN: Right. There is nothing --

19 MR. CROGNALE: The term is gaming of the Unsafe
20 Structures Board up to this point.

21 INSPECTOR ABIN: Yes, well, that's, yes, well that's
22 --

23 MR. CROGNALE: Other than that, there's nothing
24 significant.

25 INSPECTOR ABIN: Nothing significant, like I said.

1 And the last meeting that we had here he was, there was an
2 order entered for him to demolish the secondary structure that
3 was in the back of the property and that hasn't been done. I
4 was there yesterday to verify whether it had been removed and
5 it hasn't been removed. It's still sitting there. So, and I
6 asked him when he came yesterday at 3:45, fifteen minutes
7 prior to closing, you know, why that wasn't removed. And he
8 said, oh yes, it's eventually going to be removed. It had to
9 be removed prior to today and it wasn't done so.

10 CHAIR JARRETT: All right. Thank you. And, you
11 know, I have a question for our City Attorney.

12 MS. HASAN: Yes sir.

13 CHAIR JARRETT: It's not real clear to me and my,
14 this case has gone so far back it may be unclear to the rest
15 of us on the Board. We found that the violations existed but
16 then we gave him an extension, is that not correct?

17 MS. HASAN: I believe so. That's my recollection. I
18 don't have the orders in front of me.

19 CHAIR JARRETT: When we granted that extension, did
20 we put anything in that extension that he was required to
21 clean up the property and to secure it? Did we put that in
22 there? Does the Board clerk know that?

23 MR. WEYMOUTH: I'm pretty sure it's in last month's
24 minutes. My recollection was addressing the disconnected
25 structure in the back, yes there were some temporary things we

1 were looking for.

2 MR. CROGNALE: My recollection of the minutes is
3 it's been a perpetual, perpetual extension.

4 CHAIR JARRETT: Right, but --

5 MR. CROGNALE: Perpetual extension.

6 CHAIR JARRETT: Right, but what I was asking is, I
7 thought we had put requirements in there, no?

8 MR. CROGNALE: There was no back door that I saw
9 that would require it within a certain period of time if it
10 wasn't brought up to code that it would require the
11 demolition.

12 CHAIR JARRETT: Okay.

13 MR. WEYMOUTH: While she's looking that up, why
14 don't we hear from the respondent? Because that may take a
15 few minutes.

16 CHAIR JARRETT: All right. I agree. Michael
17 suggested we hear from the respondent while our City Attorney
18 looks up that detail.

19 MR. GARRETT: Hello, good afternoon.

20 CHAIR JARRETT: Good afternoon.

21 MR. GARRETT: I submitted plans. Thank you again
22 for the extension, by the way, from the last meeting, first of
23 all. I submitted plans to the Building Department --

24 CHAIR JARRETT: Could you give your, state your name
25 and everything for the record?

1 MR. GARRETT: Oh, I'm sorry, Steve Garrett, manager
2 and president of Brown Hart LLC, Brown Hart Properties LLC,
3 I'm sorry. Again, I submitted plans, but they were structural
4 plans didn't include plumbing, electric, HVAC, what have you.
5 They were rejected. It took I don't know it was like two or
6 three weeks before I got a word back from the City that they
7 were rejected. At that point, I went to the architect and had
8 him start working on the plans to modify them according to the
9 comments that were left by the Building Department by the
10 plans examiner.

11 Apparently, they went from the plans examiner to the
12 Code Enforcement Department and then they were rejected at
13 that point. But either way, I had them modified and
14 resubmitted them. I didn't get them until the day before
15 yesterday, that's why I submitted them yesterday. I submitted
16 them as soon as I got them. It wasn't like I delayed, I was
17 delayed by the architect and holidays and what have you. As
18 far as the other comments --

19 MR. SEITEL: When were they originally submitted?
20 When? When were they originally submitted?

21 MR. GARRETT: Just before the last meeting. It was
22 before Thanksgiving and that was a delay also of course
23 because the City delays and what have you, so.

24 CHAIR JARRETT: Are you saying that the Building
25 Department did not return your plans or your architect did not

1 return your plans?

2 MR. GARRETT: Both. There was a delay on both
3 sides. It took about three weeks to get a word back from the
4 City with the comments. They, apparently, we submit plans and
5 then they leave comments and then if something has to be
6 modified then they go back to the architect to get modified --

7 CHAIR JARRETT: Correct.

8 MR. GARRETT: -- and then they get dropped off
9 again.

10 CHAIR JARRETT: And you picked up the plans within
11 three weeks?

12 MR. GARRETT: Yes.

13 CHAIR JARRETT: Took them to your architect and
14 you're are saying your architect sat on them for six or eight
15 weeks?

16 MR. GARRETT: Not six or eight weeks but, I was
17 delayed a couple days to a week also but, and then he was
18 delayed, he told me in an emergency, I don't know, so.

19 CHAIR JARRETT: Okay.

20 MR. GARRETT: But, that have been modified now with
21 plumbing and electric and they're resubmitted.

22 CHAIR JARRETT: And they have been submitted, that's
23 what José was referring to was submitted yesterday?

24 MR. GARRETT: Yes. Now, before, I only had
25 structural repairs on it, it was for repair the structure,

1 that's what I hope to do but that didn't work. As far as not
2 doing anything, I cleaned the inside out. That was asked of
3 me, to clean it out.

4 CHAIR JARRETT: That's not what it looks like now?
5 What we're seeing in pictures?

6 MR. GARRETT: No, no, these are old pictures.

7 MR. PHILLIPS: These are October.

8 MR. GARRETT: So I cleaned it out since then. As
9 far as demoing the shed, I didn't know that there was an order
10 to demo it. We talked about it but I didn't know that there
11 was an order to demolish it. If there is, then I'll demolish
12 it. I kind of want to wait until I get over there and do it
13 all at one time. But if that's important then I'll demolish
14 it but I, he said there's an order, I didn't see an order to
15 do that. I don't know if I would have been issued one. I
16 have no idea, so.

17 CHAIR JARRETT: Are you saying that you didn't
18 receive any order from the Board?

19 MR. GARRETT: No, not to, no.

20 MR. PHILLIPS: Do the architectural plans encompass
21 renovation of the shed?

22 MR. GARRETT: No, that --

23 MR. PHILLIPS: Do you want to use the shed?

24 MR. GARRETT: I'd like to but I can't.

25 MR. PHILLIPS: Why not?

1 MR. GARRETT: It's, it was built without a permit,
2 apparently.

3 MR. LARSON: An order to demolish.

4 MR. WEYMOUTH: It was built without a permit.

5 MR. PHILLIPS: Oh.

6 MR. GARRETT: There isn't a permit for it so it's --

7 CHAIR JARRETT: And if I remember correctly it was
8 in the setback also.

9 MR. GARRETT: Probably, most likely.

10 MR. WEYMOUTH: Which is why there wasn't an official
11 order needed to demolish it, because it never really existed.

12 MR. PHILLIPS: Oh.

13 MR. WEYMOUTH: But it's there.

14 MR. GARRETT: The permit that he mentioned that
15 expired, but roofing permit, that's a roof covering permit to
16 install the roof covering, the asphalt material.

17 CHAIR JARRETT: Right.

18 MR. GARRETT: It's not expired, it's under the -- we
19 have a master permit now okay? I originally applied for a
20 permit to reroof the structure and that wasn't the right thing
21 to do of course because the wood structure itself needed to be
22 repaired. So I had to apply for a master permit. That's what
23 I did just before the last meeting. And then, when you have a
24 master permit, these other permits fall under that master
25 permit, electric, plumbing, roofing. The roofing permit is

1 still active. I asked her yesterday when I was there, because
2 it's under the master permit. So the sixty day didn't apply
3 as far as it being expired.

4 Let's see. The FEMA information. From what I can
5 understand from the person in the Building Department is that
6 there was an exception to why it would be allowed and why I
7 would not have to bring it up to the minimum flood elevation
8 and I can show it to you if you'd like to see it. I don't
9 know.

10 CHAIR JARRETT: Even if you had to do at least fifty
11 percent of the value, he said to you that you wouldn't have to
12 raise it? Because I find that --

13 MR. GARRETT: Yes.

14 CHAIR JARRETT: -- kind of contrary to what I
15 understand the code to be.

16 MR. GARRETT: The exception says, it says excluded
17 costs: costs required for the minimum necessary work to
18 correct existing violations of health, safety and sanitary
19 codes. [inaudible]

20 CHAIR JARRETT: Well, I guess we're going to have to
21 have a Building Official explain that to us then because we're
22 getting conflicting information here.

23 MR. GARRETT: That's what I was told so, as far as,
24 that comes from the FEMA person, so.

25 MR. LARSON: Who told you that?

1 MR. CROGNALE: What was officially in writing, sir,
2 in writing from the Building Department, that's who, he said,
3 she said --

4 MR. PHILLIPS: No, he's saying it was from FEMA.

5 MR. CROGNALE: I'm, right, but I'm not interested he
6 said, she said.

7 MS. HASAN: [inaudible] private individuals.

8 MR. PHILLIPS: No. That's fine.

9 MS. HASAN: We have a flood plain manager at the
10 City.

11 MR. PHILLIPS: Who told you that?

12 MR. GARRETT: I'm not sure, I don't have his name
13 right I front of me.

14 MR. CROGNALE: It's immaterial. Where is the
15 written statement?

16 MR. PHILLIPS: It's total hearsay.

17 MR. CROGNALE: It's hearsay, he said, she said.

18 MR. GARRETT: Well, I the information so it's here
19 and they're --

20 MR. PHILLIPS: It would really be helpful if you
21 bring your architect here who is an expert that can answer
22 these questions. That's what you need to do. Because we
23 can't, you know, this is just, this is total speculation as
24 to, we're relying upon the evidence presented by Building
25 officials said that because of the percentage you have to come

1 up to the flood code. You're telling us, well someone told
2 you you didn't. If you're serious about this, you need to
3 bring someone here that is competent to answer these
4 questions.

5 MR. GARRETT: Well, it was actually already
6 approved. It went through, it went to flood and they approved
7 it.

8 MR. PHILLIPS: Who's they? Who's, who's --

9 MR. GARRETT: The Building Department. That's one
10 of the stops that I -- I don't know if I have a copy of that
11 but it was, they already approved it.

12 CHAIR JARRETT: They approved on, now wait a minute,
13 you just submitted these yesterday, right?

14 MR. GARRETT: I'm sorry.

15 MS. HASAN: I believe he's probably talking about
16 the roof permit which would be approved because of course it
17 wouldn't show --

18 CHAIR JARRETT: It didn't have anything to do with
19 the flood plain.

20 MS. HASAN: -- the total renovation which would be
21 the piecemealing to try to avoid that detection.

22 MR. PHILLIPS: Can you repeat that again? The
23 piecemeal to avoid --

24 MS. HASAN: The detection of the --

25 MR. PHILLIPS: -- overall valuation.

1 MS. HASAN: -- value of the, correct.

2 MR. PHILLIPS: Okay.

3 MS. HASAN: Of the repairs and or over the ten-year
4 period.

5 INSPECTOR ABIN: And the building permit that he
6 applied for the roof structure, that one was rejected on
7 December first of 2015 so it's just about at that sixty-day
8 threshold, you know.

9 CHAIR JARRETT: All right. Sir, do you have more to
10 present to the Board?

11 MR. GARRETT: I don't have a copy but it was online
12 that it was approved. It went to FEMA. It, plans apparently
13 get dropped off at different departments and it is online that
14 they approved it, so. And it was this plan, it was not the
15 roofing recovering.

16 CHAIR JARRETT: It wasn't the plan that you
17 submitted yesterday.

18 MR. GARRETT: No.

19 CHAIR JARRETT: Because, my personal experience with
20 the Building Department is, it's rare that something gets
21 disapproved the next day after submitting it. It usually
22 takes longer than that. Okay. Can you step down just a
23 moment? Rhonda, are you ready to give us what our --

24 MS. HASAN: There was discussion about the shed and
25 actually Mr. Chair you had mentioned that there's no record of

1 it being built. It just says yes, yes if there's no record of
2 it ever being built, so you can take down and Mr. Barranco
3 said okay and then Ms. Hale said did you take it down and
4 there was discussion about it. And Mr. Garrett said that he
5 cleaned the inside of the property and then kind of, let's
6 see, and then Mr. Barranco seconded a motion to say with the
7 amendment that the shed structure -- say that twice -- be
8 removed. So yes, that was part of it. The shed, the shed
9 structure be removed and that was what was voted on. The
10 extension with the removal. And that's on page twenty-six of
11 the minutes.

12 CHAIR JARRETT: So Rhonda, it was in the motion?

13 MS. HASAN: Yes sir.

14 CHAIR JARRETT: Okay. So right now we're in a
15 situation where the shed has not been removed and that was
16 part of the motion that was made.

17 MS. HASAN: Yes sir.

18 CHAIR JARRETT: Okay.

19 MS. HASAN: Like I said, page twenty-six of our
20 minutes.

21 MR. WEYMOUTH: Okay.

22 MR. GARRETT: Is that considered --

23 CHAIR JARRETT: Now, I have a question for staff,
24 perhaps our clerk. When we --

25 MS. HASAN: And just for the record Mr. Chair, and

1 the unanimous rule, the unanimous passage of that motion to
2 give more time with the amendment that the shed structure be
3 removed is also reflected on page twenty-six.

4 CHAIR JARRETT: Okay. And I don't know if this is a
5 question for you Rhonda or for our Board secretary. Do we
6 officially notify what the motion was in writing to, how do we
7 handle that? Because he was present, we didn't have to mail
8 him anything. If that's the way it works?

9 MS. GOLDWIRE: No, there was no order given. So
10 no, he wouldn't have received it.

11 CHAIR JARRETT: No. Okay.

12 MS. GOLDWIRE: We just recorded that he received an
13 extension.

14 CHAIR JARRETT: Which doesn't really spell out what
15 we -- which really doesn't spell out what we --

16 MR. PHILLIPS: Well, it's public record as to what
17 our order pronounced is. It's part of the official records
18 and it has the force of law.

19 CHAIR JARRETT: And he was here and heard it, so.

20 MR. PHILLIPS: And he was here, I mean.

21 CHAIR JARRETT: Okay. Does --

22 MR. PHILLIPS: I don't think we have orders that
23 specify, otherwise we'd have, we'd have twenty-six orders that
24 are very detailed --

25 CHAIR JARRETT: No, well, Jack, what I was trying to

1 clarify, I was trying to respond to his statement that he
2 didn't know that was in the order.

3 MS. HASAN: Well, in actuality, it's twenty-six, and
4 to twenty-seven, so it says Chair, any opposed say nay, so
5 that's a unanimous ruling so you know what you have to do.
6 This Board has given you sixty-three days additional extension
7 here to get the permits and to start work and don't forget
8 that the shed needs to come down. Mr. Garrett, okay
9 absolutely.

10 CHAIR JARRETT: Okay. So we have public record
11 that, sir, that you were aware that what was in our order. Do
12 we have any questions from -- Joe?

13 MR. CROGNALE: Yes, I have a question for the
14 Building Inspector.

15 INSPECTOR ABIN: Yes sir.

16 MR. CROGNALE: Sir, I have a discrepancy that I've
17 noticed about the roofing permit, all right? All of a sudden
18 the roofing permit is denied and forced into a master permit.
19 To my knowledge, I've never heard that done before. My
20 understanding of the roofing permit is it's a standalone item
21 to protect the property. If all the items are complied with
22 structural the roofing permit is a given. All of a sudden now
23 it's, as I said, I have little problem with it, that it's
24 withheld subject to a master permit. I've never heard that.
25 Is that the way it's done?

1 INSPECTOR ABIN: Well, the roofing permit that he
2 applied for was originally approved, okay? And then, since he
3 had to fix the roof structure he applied for another permit
4 which was applied for on November 18, 2015. That permit was
5 failed on December 1, 2015. The roofing permit was attached
6 to that permit so that the second permit that was applied for
7 became the master permit and the roofing permit became a sub
8 permit to that.

9 Now, I didn't do that, that was done over at the
10 Building Department. The plans reviewer required that he
11 present an application with a complete package for all the
12 renovations that needed to be done with a master permit and
13 all the subsequent sub permits that were required to bring the
14 property up to code.

15 MR. CROGNALE: All right, so they rolled, they
16 rolled the roofing permit into the master permit --

17 INSPECTOR ABIN: Yes sir.

18 MR. CROGNALE: -- as a total cure for the
19 discrepancies.

20 INSPECTOR ABIN: Well, I don't see the discrepancy
21 if he had to fix the roof structure you know, it's all part of
22 --

23 MR. CROGNALE: That was always the standard you
24 know, it's a standalone permit for the roof. You have to --

25 INSPECTOR ABIN: Well, that's if you're just doing

1 the roof.

2 MR. CROGNALE: Right.

3 INSPECTOR ABIN: But I mean, if you're doing the
4 entire, if you're doing the entire structure then you would
5 have a sub permit for roofing. You know, everything would
6 fall under that sub permit, under the master permit.

7 INSPECTOR OLIVA: George Oliva, Building Inspector,
8 George, I mean Joe, the issue was that the plan examiner when
9 he saw the condition of the rafters and roof deck, he requests
10 an engineering prescribed repair to the roof beside the
11 roofing permit. So that roofing permit came attached into the
12 master permit due to the amount of repairs that the property
13 is required.

14 MR. CROGNALE: But is it not true though if you have
15 a roofing permit and you have an unsafe structure underlying
16 the roofing permit --

17 INSPECTOR OLIVA: Right

18 MR. CROGNALE: -- that that's part of the repairs
19 that's required before you can complete the roofing repairs.

20 INSPECTOR OLIVA: Right. The roofing permit always
21 can stand by itself there's no problem with that. But in this
22 situation, the plan examiner went to the Assistant Building
23 Official to show the condition and it was in a mutual
24 agreement between the two of them that they need to have a
25 master with all the repair because there's a cost also that

1 has to be attached to the property and then meeting the FEMA
2 elevation for the 2014.

3 MR. CROGNALE: Okay. Thank you sir.

4 CHAIR JARRETT: Okay, well, I think we need to have
5 some discussion among Board members here. We have a situation
6 where we gave orders, we found motions and we gave orders for
7 certain things to be done and it does not appear to me that
8 this is moving in the, at the pace it should be moving. And
9 that we have an unsafe structure here and that we've gone four
10 months now and the situation has lingered and doesn't seem to
11 me that the action is being taken. But I'd like to have some
12 opinions from some other Board members.

13 MR. WEYMOUTH: Are you closing --

14 MR. PHILLIPS: Mr. Garrett, do you still own this
15 property?

16 MR. GARRETT: Yes.

17 MR. PHILLIPS: Brown Hart Properties still owns it?

18 MR. GARRETT: Yes.

19 CHAIR JARRETT: Michael?

20 MR. WEYMOUTH: Are you closing the public portion of
21 the meeting and then bringing it back to the Board for
22 discussion or is it going to --

23 CHAIR JARRETT: Well, I think everybody has spoke --

24 MR. WEYMOUTH: Okay.

25 CHAIR JARRETT: -- in the public portion and I think

1 that perhaps some discussion we have among ourselves might
2 require the reopening.

3 MR. LARSON: I have nothing further.

4 MR. WEYMOUTH: I'm exhausted with the discussion.
5 We've talked about it --

6 MR. CROGNALE: I think you would have the discussion
7 after a motion was put on the Board.

8 CHAIR JARRETT: Okay.

9 MR. WEYMOUTH: Sorry?

10 CHAIR JARRETT: We can have further motion,
11 discussion after --

12 MR. CROGNALE: If you have a motion, then discussion
13 can be --

14 MR. WEYMOUTH: Well, I'd like to make a motion.

15 CHAIR JARRETT: You would like to make a motion
16 now?

17 MR. WEYMOUTH: If it's okay with you.

18 CHAIR JARRETT: I would just like to ask the
19 respondent, do you have any more that you'd like to present
20 before we make a motion here?

21 MR. GARRETT: The value I was questioning. I'd like
22 to mention that. We talked about that, we talked about the
23 fifty percent, is it, does it meet the fifty percent
24 requirement. What have you, I know this is old information
25 but I did some homework on that and the value is the, I came

1 up with sixty thousand range, seventy thousand based on comps
2 in the neighborhood. Dollars per square foot. So I don't
3 even think I meet that threshold you know, we were talking
4 about ten thousand dollars before which is half of the twenty
5 that it was assessed at. The assessed value was wrong. These
6 are 2015 sales a block away, they're all within a block away.
7 And it's, I have --

8 MR. PHILLIPS: Mr. Garrett, the issue is, let's say
9 it's sixty thousand. If it costs you eighty thousand to redo
10 the whole building -- actually, what is your plan for this?
11 What is your plan?

12 MR. GARRETT: To repair it.

13 MR. PHILLIPS: Okay.

14 MR. GARRETT: To repair.

15 MR. PHILLIPS: Even if it was sixty thousand, how
16 much is it going to cost you, you're going to need a whole new
17 roof system.

18 MR. WEYMOUTH: Two meetings ago he presented
19 paperwork, I think my recollection was under twenty thousand
20 dollars to get the house livable again. That was my
21 recollection.

22 MR. GARRETT: It's a very small property, that's
23 why.

24 MR. PHILLIPS: Well --

25 MR. GARRETT: It's six hundred, six hundred sixty

1 square feet, so it's --

2 MR. CROGNALE: Mike, that was way back.

3 MR. GARRETT: That was way back.

4 MR. CROGNALE: That number, way back.

5 MR. PHILLIPS: I'm mean, you've got, you're going to
6 have to have an entire roof structure. Everything is rotted.
7 I mean, just from the -- I mean, you've got holes, you're
8 going to need new trusses, new timbers, new wood, new
9 shingles, new insulation, new windows, new electric, and you
10 seriously are suggesting it's going to cost you twenty
11 thousand dollars?

12 MR. GARRETT: Some of the things don't really need
13 to be replaced and that's kind of where I was leaning towards.

14 MR. PHILLIPS: Like what, the four walls?

15 MR. GARRETT: Windows, for one. The windows were
16 installed with the permit. I'm asked to replace them but
17 that's not really fair because they were installed with a
18 permit. I did put shutters on the plans, to install shutters
19 on the windows but --

20 MR. PHILLIPS: I'm not going to argue with price --

21 MR. CROGNALE: My colleague Jack, I have a comment
22 on that. The Building Department if they receive a permit
23 that they feel that's seriously flawed and undervalued they
24 have what they call the RS Means calculation that's a standard
25 that they use to reevaluate the original permit. And RS Means

1 is a very inexpensive way to do it. So there is a standard
2 there that the Building Department uses whether it's the
3 permit calls for twenty thousand dollars and the Building
4 Department feels that that's undervalued, they use another
5 standard called the RS Means and all the Building Departments
6 use that now.

7 MR. PHILLIPS: Thanks.

8 MR. LARSON: Mr. Chair [inaudible]

9 CHAIR JARRETT: All right. If there's no further
10 discussion from the respondent or from our Board members,
11 Michael would you like to make a motion?

12 MR. WEYMOUTH: I move that we find that the
13 violations exist as alleged and that we order that the
14 property owner to demolish the structure within ten days and
15 that we order the City to demolish the structure should the
16 property owner fail to timely demolish. Such demolition is to
17 be accomplished by a licensed demolition contractor pursuant
18 to a City issued demolition permit.

19 MR. CROGNAL: Second to the motion.

20 MR. LARSON: Second.

21 CHAIR JARRETT: All right. We have, I think Joe was
22 first there.

23 MR. LARSON: That's okay.

24 CHAIR JARRETT: We have a second. Do we have some
25 discussion, further discussion?

1 MR. LARSON: I have nothing.

2 CHAIR JARRETT: No? Well, let's call the question.

3 All in favor of the motion say aye please.

4 BOARD MEMBERS: Aye.

5 CHAIR JARRETT: Is that unanimous?

6 MR. WEYMOUTH: You got to ask if anybody's supposed.

7 CHAIR JARRETT: Anyone opposed? I think it was
8 unanimous. Okay.

9 MR. WEYMOUTH: It's unanimous.

10 CHAIR JARRETT: All right. Sir, you're going to
11 have to, we've given you an order now that to demolition the
12 property. As you can see, the Board doesn't feel that it has
13 been attended to in a manner in which you've testified in
14 previous Board meetings. Let me say to you that you do, you
15 do have a course of action. If you immediately get these
16 building permits before the demolition order is carried out,
17 you can stop this demolition if you come up with all the
18 permits and the approvals. But at this point you have to
19 move. There won't be any more extensions from the Board or
20 anything like that. You have a demolition order now so now
21 you have to immediately move. Do you have any questions?

22 MR. GARRETT: No. But I'm not going to be able to
23 get permits in ten days that's impossible. It's --

24 CHAIR JARRETT: Well.

25 MR. GARRETT: -- unfortunately it's, only because --

1 MR. PHILLIPS: Rhonda, do we do an updated title
2 search to ensure we're dealing with the proper party?

3 MS. HASAN: Yes.

4 MR. PHILLIPS: Has that been done?

5 MS. HASAN: Yes.

6 MR. WEYMOUTH: Okay.

7 CHAIR JARRETT: Okay. That's it, I'm sorry.

8 MR. GARRETT: Well, I tried. I applied for permits
9 so I don't know what else to do. It's --

10 CHAIR JARRETT: Well, you might be able to go to the
11 Building Official and you might be able to present him, if you
12 take your architect with him which we feel you should have
13 brought with you today and other meetings you can go to the
14 Building Official and he might give you some avenue.

15 MR. PHILLIPS: Mr. Chair, Mr. Chair, let me just --

16 CHAIR JARRETT: Yes.

17 MR. PHILLIPS: -- I don't think we should give this
18 gentleman legal advice like, right now it's being demolished.

19 CHAIR JARRETT: No.

20 MR. WEYMOUTH: I agree.

21 MR. PHILLIPS: Now, whether or not he does this or
22 whether or not he does that we can't give him advice. Just
23 like --

24 CHAIR JARRETT: No.

25 MR. PHILLIPS: -- you might have time, I don't think

1 he has any time.

2 CHAIR JARRETT: Yes, I, I don't either.

3 MR. PHILLIPS: Now, [inaudible] situation, so I
4 would ask that you maybe retract the, I don't want him to
5 think that there's still something the Board would do. Now
6 theoretically, if he followed the, if he does --

7 CHAIR JARRETT: No, I made that clear, the Board
8 can't do anymore.

9 MR. PHILLIPS: No, but if he, let's say someone
10 theoretically really moved quickly and got their act together
11 and did this and did that and submit a request for
12 reconsideration you know, I know that might have been done in
13 the past.

14 MR. CROGNALE: That still comes under the term of
15 legal advice.

16 MR. PHILLIPS: No, I said theoretically.

17 MR. CROGNALE: That comes under the term of legal
18 advice.

19 MR. PHILLIPS: If they came back and did a motion
20 for reconsideration all their ducks in a row, maybe that would
21 be the procedure that he would follow but --

22 MR. CROGNALE: That's not our position.

23 MR. PHILLIPS: We're finis.

24 MR. CROGNALE: That's, that's that's not us

25 MR. LARSON: Mr. Chairman, it's been voted on

1 CHAIR JARRETT: It's done

2 MR. LARSON: Passed, over, it's done.

3 MR. CROGNALE: Done, done deal.

4 MR. LARSON: It should not even be discussed
5 anymore.

6 MR. PHILLIPS: Dropped.

7 MR. CROGNALE: As they say in a barber shop, next.

8 MS. HASAN: The update was done --

9 MR. PHILLIPS: Can you be the Chairperson for one
10 meeting, Joe?

11 MR. CROGNALE: No, no.

12 MS. HASAN: Mr. Phillips, the update was done on
13 1/21.

14 MR. PHILLIPS: There's a record title on it?

15 MS. HASAN: The updated [inaudible]

16 MR. WEYMOUTH: You know, just, before you get on to
17 the next case it probably wouldn't be a bad idea if we
18 piggybacked with what Jack is suggesting that we don't try to
19 shepherd the people through the Building Department. We've
20 got building officials here that know how, what their workload
21 is. I know you guys are swamped and so I think it's, I would
22 caution all of us not to try to direct people and give them
23 guidance on how to work the Building Department.

24 A lot of us are seasoned builders and been there a
25 long time and go in prepared and get things done a lot

1 quicker. That's our viewpoint of it but for the novice person
2 we certainly don't want them walking away from here thinking
3 that they can get a permit in a period of time that's not
4 realistic, so. That's just a suggestion Mr. Chair.

5 CHAIR JARRETT: Yes but Michael, you do have to keep
6 in mind that those people that are able to get those things
7 through the Building Department are usually able to do that
8 because of the track record of doing the right thing in years
9 past.

10 MR. WEYMOUTH: And I think that's why, as I recall
11 that we did with Mr. Garrett we suggested when he showed up
12 this time, because he said that a roofing permit was imminent,
13 we suggested that he show up if nothing else with a permit but
14 also his architect and as Mr. Phillips referenced that's the
15 professional in the group, so. I echo what Jack says and I
16 think we just need to be cautious on how much we offer to the
17 respondents on how to cure their situation, so.

18 MR. CROGNALE: All right, comment on what Michael
19 said, I agree with him a hundred percent. All we need to do
20 is hear, for the Board, just the facts, we just need to hear
21 the facts of the case, make it as simple as possible without
22 all the commentary other than the facts.

23 MR. WEYMOUTH: Next.

24 CHAIR JARRETT: And now Joe, you're sounding like
25 Joe Friday: just the facts ma'am.

1 MR. CROGNALE: Joe Friday, you old enough to
2 remember that?

3 CHAIR JARRETT: Yes. I'm old enough to remember.
4

5 2. Case: CE15110508

INDEX

6 BISHOP, DIANE M L & BISHOP, CHELSEA K

7 2406 GULFSTREAM LN

8 MS. GOLDWIRE: Our next case is on page two.
9 Inspector Jose Abin for case CE15110508, property address is
10 2406 Gulfstream Lane, the property owners are Diane M L and
11 Chelsea K Bishop. The property was posted on 12/4/15 and
12 advertised in the Daily Business Review on 12/31/15 and
13 1/08/16. Other interested parties were noticed via certified
14 mail as annotated on the agenda.

15 CHAIR JARRETT: Thank you.

16 INSPECTOR ABIN: Ready to go? Okay. Building
17 Inspector Jose Abin for the City of Fort Lauderdale presenting
18 case CE15110508. Property address is 2406 Gulfstream Lane.
19 This case was opened on November 9, 2015. The property was
20 posted at on December 7, 2015. I would like to enter into the
21 record a disc with the photos showing the current conditions
22 of the property.

23 [Inspector Abin displayed photos of the property]

24 This property suffered a fire with considerable
25 damage to the structure deeming it unsafe and in need of

1 demolition. The owners have boarded up the property to the
2 best they could. They did get a board-up a permit but the
3 board-up is not up to City of Fort Lauderdale standards of the
4 ordinance. So the boarding permit failed the inspection. But
5 in spite of that the property is secured, all the openings are
6 covered but not in the proper way as the City requires.

7 The owners of the property do desire to demolish the
8 property; they have no objection to that. But to date have
9 been unable to because of insurance tie ups and that type of
10 thing. I have been getting some e-mails from the neighbors
11 you know, complaining, they are concerned for the safety.
12 They believe the property's a nuisance. There's a school
13 nearby.

14 I visited the property on the nineteenth and
15 observed that the property remains in the same condition. The
16 back porch has collapsed. And we're asking the Board to find
17 for the City that this property is unsafe and to order the
18 owner to have it repaired or demolished within thirty days or
19 the City will demolish at the owner's expense. Thank you, and
20 I believe that the owner, Ms. Bishop, she's here, she would
21 like to address the Board.

22 MR. WEYMOUTH: Before we hear from her, one quick
23 question Mr. Chair. What was the date of the fire, Inspector,
24 do you know?

25 INSPECTOR ABIN: Pardon me?

1 MR. WEYMOUTH: The date of the fire?

2 MS. HASAN: November 7.

3 MR. WEYMOUTH: November 7 of 2015?

4 MS. HASAN: Yes.

5 MR. WEYMOUTH: Thank you ma'am

6 MS. BISHOP: The intention is to get the -- say my
7 name? Chelsea Bishop.

8 MR. LARSON: Can you speak into the mic?

9 MS. BISHOP: Chelsea Bishop. The house is at 2406
10 Gulfstream Lane. We boarded up the best of our ability. It's
11 not safe for us to go into the house which is basically what
12 the code requires. They want two-by-fours in the interior
13 with the plywood secured to that and it's not, obviously, in
14 the condition that it's in, safe for anybody to be going
15 inside, which is why we do not comply with code.

16 Right now my insurance company is just waiting to
17 approve my demo bid and at that time when they do that the
18 house will be torn down. I have copies of the bid, copies of
19 the preliminary architectural plans and copies of the
20 preliminary building plan because the house will be taken down
21 and rebuilt. And I completely understand the neighbors'
22 concerns but we've boarded up to the best of ability. We even
23 nailed the gate shut. There's nobody really getting into that
24 property unless they have crowbars and a real desire to go
25 inside which I don't --

1 MR. PHILLIPS: Where is this located?

2 MS. BISHOP: It's on Gulfstream Lane and Riverland
3 Road.

4 MR. PHILLIPS: Oh, okay, is that by New River Middle
5 School? Okay.

6 MS. BISHOP: Yes. We're about eight blocks from the
7 middle school, yes.

8 MR. PHILLIPS: You weren't in the house at the time,
9 were you?

10 MS. BISHOP: No, my sister and the baby were. They
11 got out. I had just left to go to work. Yes, we lost --

12 MR. PHILLIPS: Thank goodness.

13 MS. BISHOP: -- everything inside. Dogs, cats, it
14 was bad.

15 MR. PHILLIPS: Oh God, I'm sorry.

16 MR. WEYMOUTH: Is the insurance company offering you
17 any kind of a timeframe to resolve the --

18 MS. BISHOP: No. We had originally submitted
19 everything to them but because of the different riders that we
20 have on the policy they rejected the initial demo bid that we
21 got and they wanted to break it down in different policies
22 because different parts of the policy are going to cover
23 different parts of the demo. So they want like one for the
24 structure, one for the carport, one to redo the landscaping
25 which is a code requirement. So because of the formalities

1 they're requiring it was the cause for our delay.

2 CHAIR JARRETT: Michael?

3 MR. WEYMOUTH: And I don't know who to address this,
4 Inspector, you may know, how far out is the City on doing
5 demolitions? If we were to order a demolition today,
6 obviously, she wants to undertake it herself. And so, one,
7 I'm not going to try to expedite it because it's probably more
8 expensive to use a City contractor than your own --

9 MS. BISHOP: Right.

10 MR. WEYMOUTH: -- but obviously this warrants a
11 demolition order which is probably forthcoming. The question
12 is, are they demolishing, our last meeting was November.
13 There was an order in November for a demolition. When will
14 that order being perfected, executed?

15 MR. PHILLIPS: We had a hearing about a year ago
16 like how often are they doing it

17 MR. WEYMOUTH: Yes, and they were --

18 MR. PHILLIPS: It takes months and months and
19 months.

20 MR. WEYMOUTH: Well, and so, that's why I'm saying,
21 you know, I would like, now I'm just talking amongst us girls,
22 but for me, to give her a sixty-day demolition orders so that
23 she's got time and she can go back to the insurance company
24 and say, hey, you know, I'm in hot water with --

25 MR. PHILLIPS: I think this will get the insurance

1 company to move because if they know that we have a demolition
2 order it might be thirty or forty thousand and they put their
3 insured in jeopardy, it might be bad faith so. Could you live
4 with sixty, sixty days?

5 INSPECTOR ABIN: Yes, the --

6 MS. BISHOP: I think sixty days would be doable. I
7 mean at this point we've submitted the second bid the way they
8 want it, we just haven't heard back because we just got a
9 number on Monday. So they told me seven to ten days for them
10 to get approval on it, so I'm hoping to hear something next
11 week and then it's just getting the money to the contractor
12 and going forward.

13 MR. CROGNALE: It looks like she's maxed out
14 everything she could do to make it safe.

15 MR. LARSON: Yes.

16 MR. CROGNALE: FP and L cleared the can, there's no
17 electrical problems with it right now.

18 [people speaking at the same time]

19 INSPECTOR ABIN: The power has been cut off
20 completely. I mean it's been, the cables have been --

21 CHAIR JARRETT: Your microphone's off, Jose,

22 INSPECTOR ABIN: Oh, I'm sorry.

23 CHAIR JARRETT: We're not hearing you.

24 MR. PHILLIPS: I'd like to make a motion. I moved
25 we find the violations existed, and that --

1 CHAIR JARRETT: Just, okay can, Jack, can we wait
2 one second please?

3 INSPECTOR ABIN: Yes, no, I [inaudible] understand
4 that as far as the electrical was concerned, the power has
5 been cut off --

6 CHAIR JARRETT: Right.

7 INSPECTOR ABIN: -- at the --

8 MR. WEYMOUTH: I saw that, I saw that.

9 MR. CROGNALE: Right, the can's been pulled.

10 INSPECTOR ABIN: It's all cut off so there's no
11 power going to the structure.

12 CHAIR JARRETT: Okay.

13 INSPECTOR ABIN: The only concern that we have as,
14 and the Building Department is the school that's down the
15 street and the way that the house is boarded up is not up to
16 City standards so maybe we should add a board-up to City
17 ordinance. And then --

18 MR. WEYMOUTH: Is that part of your demolition?
19 Because now you're adding costs Inspector quite frankly, that
20 she's going to have to go back and, because I'm assuming that
21 it's not cheap, it's probably two or three thousand dollars to
22 board it up.

23 MS. BISHOP: They want to pay somebody hazard pay
24 because they have to inside the house --

25 MR. WEYMOUTH: Right.

1 MS. BISHOP: -- and the quotes I got were between
2 three and four thousand dollars and that's --

3 MR. PHILLIPS: Have you got a temporary fence across
4 the front?

5 MS. BISHOP: Across the front, I don't have. I mean
6 if it's something that we need, but at this point I mean I'm
7 really hoping the house is going to be demoed in the next
8 couple of weeks so if I get sixty days that will be great and
9 I should be able to comply and the house shouldn't be there
10 and we'll start going forward with building.

11 MR. WEYMOUTH: While I share the concern of the kids
12 running through there, you know, put a fence up, the kids are
13 going to scale the fence. You know. That's what we did when
14 we were kids.

15 MS. BISHOP: Right, yes. [inaudible] That's
16 exactly what they'll do.

17 MR. LARSON: It's a no-brainer.

18 MR. WEYMOUTH: So.

19 MR. PHILLIPS: I'd like to make a motion.

20 CHAIR JARRETT: All right Jack, make a motion.

21 MR. PHILLIPS: I move we find a violation exists an
22 alleged and that we order the property owner to demolish the
23 structure within sixty days. We order the City to demolish
24 the structure should the property fail to timely demolish.
25 Such demolition to be accomplished by licensed demolition

1 contractor pursuant to a City issued demolition permit.

2 MR. LARSON: Second that.

3 CHAIR JARRETT: And we have a motion and we have a
4 second. Do we have any discussion? If there's no discussion,
5 all in favor say aye.

6 BOARD MEMBERS: Aye.

7 CHAIR JARRETT: Is that a nay down there?

8 MR. PHILLIPS: No.

9 CHAIR JARRETT: No, okay, all right.

10 MR. LARSON: Yea, it's a big yea, I think she's done
11 an excellent job.

12 CHAIR JARRETT: Okay.

13 MR. LARSON: I wish they were all that easy.

14 CHAIR JARRETT: Very good. So that's a unanimous,
15 the motion carries.

16 MR. PHILLIPS: I'd just like -- just for the record
17 for Ms. Bishop she might want to tell them that them that the
18 Board was considering thirty days but she could tell her
19 insurance company that --

20 CHAIR JARRETT: Wouldn't that be legal advice Jack?

21 MR. PHILLIPS: -- they need to move.

22 [people speaking at the same time]

23 CHAIR JARRETT: Yes, and I, actually, I concur with
24 Jack now you have the paperwork to go to your insurance
25 company and say look, either do it now at a reasonable cost or

1 government's going to get involved and take it down and it's
2 going to cause you great deal more.

3 MR. PHILLIPS: Can she, can there be like an excerpt
4 typed up on an expedited basis from the minutes to give her.

5 MS. HASAN: That's not under my control; that's
6 staff.

7 MR. WEYMOUTH: I think --

8 MR. CROGNALE: As Jack says, the term is called good
9 faith.

10 MR. WEYMOUTH: We're giving advice, I wouldn't give
11 them anything; I'd just say that they gave permission to demo.

12 CHAIR JARRETT: Yes.

13 MR. PHILLIPS: Well, I'm saying, if she had
14 something in hand --

15 MR. WEYMOUTH: Oh I agree, I agree.

16 MR. PHILLIPS: Instead of a certified mail.

17 MR. LARSON: If she needs it, she can call in.

18 MS. BISHOP: Okay. Just call the clerk's office?

19 MR. WEYMOUTH: Just, I would imagine you're going to
20 need to talk to these young ladies but they can get minutes of
21 the meeting.

22 MS. BISHOP: Okay, all right. [inaudible]

23 MR. PHILLIPS: I mean, she grew up in the
24 neighborhood and went to New River School --

25 MS. BISHOP: Yes.

1 MR. PHILLIPS: -- and she wants to stay there so
2 that's the type of citizen that I think --

3 MS. BISHOP: Born and raised in that house.
4 Literally, in that house.

5 MR. PHILLIPS: Born in that house?

6 MS. BISHOP: Born in that house.

7 MR. WEYMOUTH: Wow.

8 CHAIR JARRETT: Okay, next case.

9

10 **3. Case: CE15121824**

INDEX

11 **HARVIG PROPERTIES LLC**

12 **834 NW 15 AVE**

13 MS. GOLDWIRE: Our final case is on page three of
14 the agenda. Inspector Jose Abin for case CE15121824, property
15 address is 834 Northwest 15 Ave., the owner is Harvig
16 Properties LLC. This property was posted on 12/30/15 and
17 advertised in the Daily Business Review on 12/31/15 and
18 1/8/16. Other interested parties were at noticed via
19 certified mail as annotated on the agenda.

20 MR. WEYMOUTH: We get a new set of pictures to look
21 at?

22 MS. GOLDWIRE: Yes.

23 MR. PHILLIPS: That looks like a same, that looks
24 like the same piece of wood --

25 MR. WEYMOUTH: Let's just do the same ruling.

1 MR. PHILLIPS: Must be a lot of lightning bolts
2 going around this last in November, January.

3 INSPECTOR ABIN: Okay. Building Inspector Jose Abin
4 for the City of Fort Lauderdale presenting case CE15121824,
5 property address is 834 Northwest 15 Avenue. This case was
6 opened on December 23, 2015 I would like to enter into the
7 record a disc with the photos showing the current condition of
8 this property.

9 [Inspector Abin displayed photos of the property]

10 This building has been abandoned for quite some
11 time. Exactly how long I do not know but it has been
12 abandoned. And there were hoarders or squatters going into
13 the property and apparently they set a fire to the property.
14 It was open and unsecured. It has substantial damage to the
15 back of the structure. It's deteriorated, the roof has
16 collapsed, the floor has partially collapsed and it's sitting
17 basically on the ground, the floor, it's a wood floor. As you
18 can see from the photos it's not habitable and it presents a
19 public safety hazard. It's across the street from a park and
20 a school and it has been posted as unsafe.

21 I visited the proper last on December 30 and I
22 observed that the property remains in the same condition,
23 unsecured, unguarded, open. There's a real potential danger
24 that the back of the structure where it was damaged, that that
25 area back there has the potential of collapse. We're asking

1 the Board to find for the City that this property is unsafe
2 and order the owner to have it demolished within thirty days.

3 And I believe that the owner is here and he wants
4 to, he's basically agreeing that the property needs to be
5 demolished and he has stated to me that it is his plan to have
6 the property demolished within the next thirty days so. Can
7 he come up here now and address the Board.

8 MR. HARVIG: Hi, how are you? My name is Voldemar
9 Harvig, I am the owner of Harvig properties and Harvig
10 Properties owns the address 834 Northwest 15 Avenue. I have a
11 contract here with a demolishing company to do the demo. They
12 were there yesterday to submit the permits but for some reason
13 they couldn't submit it, I don't know why. So he asked me to
14 come here and ask an extension.

15 MR. PHILLIPS: Can I see that?

16 MR. HARVIG: But as soon as the permit goes in they
17 said they're going to demolished in five to seven days, so.
18 It might take a week before we get the permit.

19 CHAIR JARRETT: So, in a nutshell, just to cut this
20 short, then, basically you agree to the demolition, you've got
21 a contractor lined up. And if we did a demolition order,
22 which wouldn't take, if we gave you thirty days, that would be
23 sufficient time, you would be content with that?

24 MR. HARVIG: Yes.

25 MR. WEYMOUTH: In the spirit of Jack Phillips, I'd

1 like to make a motion.

2 CHAIR JARRETT: Imagine that.

3 MR. PHILLIPS: Only if I can second it when you're
4 done.

5 CHAIR JARRETT: All right Michael, you can make the
6 motion then.

7 MR. WEYMOUTH: I move that we find that the
8 violations exist as alleged and that we order property owner
9 to demolish the structure within thirty days and that we order
10 the City to demolish the structure should the property owner
11 fail to timely demolish. Such demolition is to be
12 accomplished by a licensed demolition contractor pursuant to a
13 City issued demolition permit.

14 MR. PHILLIPS: Second.

15 CHAIR JARRETT: And we have a motion and we have a
16 second, do we have any discussion, further discussion? Okay,
17 call the question. All in favor say aye please.

18 BOARD MEMBERS: Aye.

19 CHAIR JARRETT: And that is unanimous. And sir, you
20 got what you wanted.

21 MR. HARVIG: Yes.

22 MR. PHILLIPS: Do you own the other buildings on
23 that street?

24 MR. HARVIG: The next door building there is --

25 MR. PHILLIPS: I mean in, they're nice-looking

1 buildings.

2 MR. HARVIG: -- better shape than this one. I tried
3 to fix up the other one but, the City says that --

4 MR. PHILLIPS: No, they're nice-looking buildings.
5 Who torched it? The tenants?

6 MR. HARVIG: I think crackheads. I don't know.

7 MR. WEYMOUTH: Tenants

8 MR. HARVIG: There are some homeless people, they
9 tried to break in.

10 CHAIR JARRETT: I hope you had insurance.

11 MR. HARVIG: I don't.

12 MR. PHILLIPS: Was it occupied at the time?

13 MR. HARVIG: No.

14 MR. PHILLIPS: Good luck.

15 CHAIR JARRETT: Okay.

16 MR. WEYMOUTH: No legal advice?

17

18 COMMUNICATION TO THE CITY COMMISSION

INDEX

19 MS. GOLDWIRE: We don't have any additional cases.

20 Do you all have any communications to the Commission?

21 CHAIR JARRETT: Anybody want to ask for a raise?

22 MS. GOLDWIRE: Okay, and just before --

23 MR. PHILLIPS: Let's negotiate our benefits package.

24 MR. LARSON: [inaudible] parking passes.

25 MS. GOLDWIRE: And before we leave, Mr. Williams,

1 our newest Board member, is in the back.

2 CHAIR JARRETT: Oh, okay, would he like to --

3 MS. GOLDWIRE: Well, if we don't have anything else
4 this concludes the January 21, 2016 Unsafe Structures Board
5 meeting.

6

7 **BOARD DISCUSSION**

INDEX

8 None.

9

10 **FOR THE GOOD OF THE CITY**

INDEX

11 No discussion.

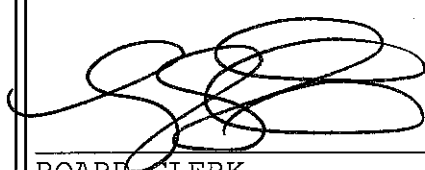
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13 [Meeting concluded at 4:02 p.m.]

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15

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17 
BOARD CLERK

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19

20 
THORNIE JARRETT, CHAIR

21

22 [Minutes prepared by: J. Oppерlee, Prototype, Inc.]

23

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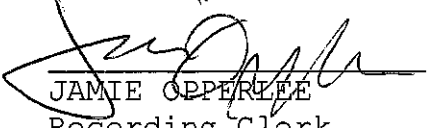
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CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held January 21, 2016, at 3:00 p.m., City Hall, 100 North Andrews Avenue, 1st Floor Commission Chambers, Fort Lauderdale, Florida.


Dated at Ft. Lauderdale, Broward County, Florida, this 17 day of March, 2016.

PROTOTYPE, INC.


JAMIE OPPERLEE
Recording Clerk

SWORN TO and SUBSCRIBED before me by JAMIE OPPERLEE who is personally known to me and who signed the foregoing for the purposes therein expressed.

DATED this 18th day of March, 2016.


NOTARY PUBLIC
State of Florida